



13525
3 April 2014

Sam Haddad
Director General
NSW Planning and Infrastructure
23-33 Bridge Street
SYDNEY NSW 2000

Attention: Chris Ritchie

Dear Chris

**DIRECTOR GENERAL'S REQUIREMENTS
SOUTHERN BUSINESS HUB - PRECINCT 1 (SSD 6324)**

We are writing on behalf of the Western Sydney Parklands Trust (Trust) regarding the proposed Bringelly Road Business Hub for which Director General's (DGRs) requirements for the preparation of an environmental impact statement (EIS) were issued on 17th January 2014.

The initial request for DGRs, dated 6th December 2014 described the proposed development as follows:

The development is for subdivision and infrastructure works to facilitate future development of the Site for large format retail and service centre uses and associated site access and parking.

The Trust has subsequently following a review of agency submissions to the request for DGRs and discussions with Liverpool City Council, the Trust has revised the proposed range of uses that could potentially be developed on the site. In addition to the above range of uses, the Trust will also seek approval for a component of light industrial use on the site including the potential for warehousing / logistics and light manufacturing. These additional uses are permissible on the site under *State Environmental Planning Policy (Western Sydney Parklands) 2009* and are compatible with and similar in nature to the range of potential uses for the site that were originally sought in the Request for DGRs and are consistent with the permissible uses under the Standard Template B5 Business Enterprise Zone. The uses are also considered to be complementary with activities proposed for the Leppington Town Centre.

The Trust is also seeking to include within the application, an additional portion of land to the west of the Business Hub site. This land (2.8 hectares) adjoins the Site and is owned by the Trust. The land is cleared of significant vegetation and its inclusion gives the Trust greater flexibility for development of the Site in terms of the provision of landscaping / revegetation and through site linkages. The additional land is shown in **Attachment 1**.

We have reviewed the DGRs in light of the range of land uses now proposed for the site. We consider that the scope of issues and level of detail required by the DGRs to be addressed in the EIS would equally apply to the revised range of uses and site boundary. Notwithstanding this, we seek the Department's advice as to whether there are any additional requirements to those in the DGRs that should be addressed in the EIS.

Should you have any queries about this matter, please do not hesitate to contact me on 99566962 or gkirkby@jbaplanning.com.au.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'Gordon Kirkby', written in a cursive style.

Gordon Kirkby
Director